007.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,600 / 917,600
					USE VALUE:	917,600 / 917,600
					ASSESSED:	917,600 / 917,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENCKUS CHRISTINA A--ETAL
Owner 2:	VENCKUS DIANA G
Owner 3:	
Street 1:	14 RANDOLPH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENCKUS CHRISTINA A--ETAL -
Owner 2:	VENCKUS DIANA G -
Street 1:	26 LAKEHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-8227

NARRATIVE DESCRIPTION

This parcel contains 4,122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4122.000	478,300	4,400	434,900	917,600
Total Card	0.095	478,300	4,400	434,900	917,600
Total Parcel	0.095	478,300	4,400	434,900	917,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.58 | /Parcel: 415.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

6665

GIS Ref

GIS Ref

Insp Date

02/16/18

!717!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	478,400	4400	4,122.	434,900	917,700	917,700	Year End Roll	12/18/2019
2019	104	FV	356,900	4400	4,122.	462,100	823,400	823,400	Year End Roll	1/3/2019
2018	104	FV	358,500	4400	4,122.	337,100	700,000	700,000	Year End Roll	12/20/2017
2017	104	FV	336,100	4400	4,122.	293,600	634,100	634,100	Year End Roll	1/3/2017
2016	104	FV	336,100	4400	4,122.	250,100	590,600	590,600	Year End	1/4/2016
2015	104	FV	299,200	4400	4,122.	244,600	548,200	548,200	Year End Roll	12/11/2014
2014	104	FV	299,200	4400	4,122.	201,200	504,800	504,800	Year End Roll	12/16/2013
2013	104	FV	311,400	4400	4,122.	191,400	507,200	507,200		12/13/2012

PRINT

Date	Time
12/10/20	16:26:54

LAST REV

Date	Time
03/05/18	08:31:20

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 717

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20795-265		9/11/1999		250,000	No	No		
	20795-265		9/1/1990		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	6665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2004	163	Porch	15,150			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/16/2018	MEAS&NOTICE	BS	Barbara S
11/17/2017	Inspected	PH	Patrick H
2/2/2009	Meas/Inspect	294	PATRIOT
11/10/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4122		Sq. Ft.	Site		0	80.	1.32	1									434,927						434,900	

Total AC/HA: 0.09463 | Total SF/SM: 4122 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 434,927 | Spl Credit | Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98539203
Adj $ / SQ:	188.547
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587561
Depreciation:	109286
Depreciated Total:	478275

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

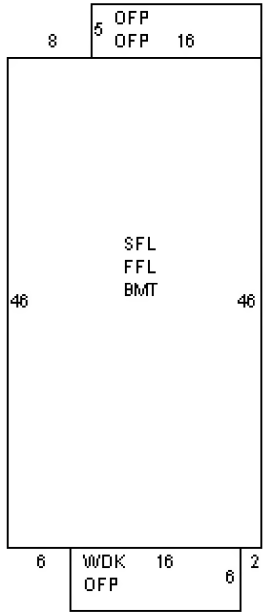
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.55
Special Features:	0	Val/Su Net:	130.54
Final Total:	478300	Val/Su SzAd	216.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	56.560	62,447
FFL	First Floor	1,104	188.550	208,156
SFL	Second Floor	1,104	188.550	208,156
OFP	Open Porch	256	22.610	5,788
WDK	Deck	96	15.770	1,514

Net Sketched Area:	3,664			Total:	486,061
Size Ad	2208	Gross Are	3664	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1920	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400